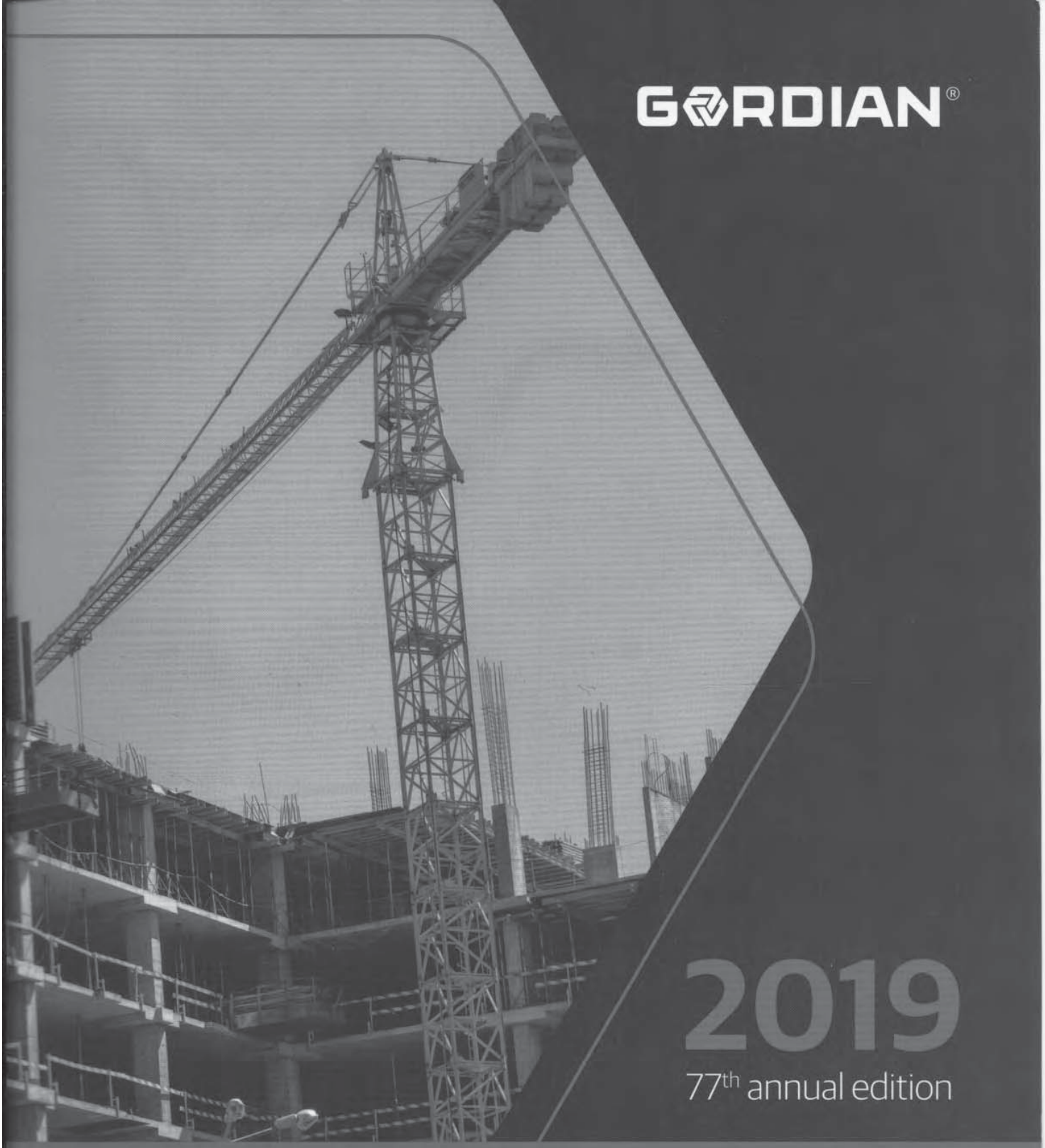

GORDIAN®

2019

77th annual edition

Building Construction Costs
with RSMeans data

Division 12

Furnishings

Estimating Tips

General

- The items in this division are usually priced per square foot or each. Most of these items are purchased by the owner and installed by the contractor. Do not assume the items in Division 12 will be purchased and installed by the contractor. Check the specifications for responsibilities and include receiving, storage, installation, and mechanical and electrical hookups in the appropriate divisions.
- Some items in this division require some type of support system that is not usually furnished with the item. Examples of these systems include blocking for the attachment of casework and heavy drapery rods. The required blocking must be added to the estimate in the appropriate division.

Reference Numbers

Reference numbers are shown at the beginning of some major classifications. These numbers refer to related items in the Reference Section. The reference information may be an estimating procedure, an alternate pricing method, or technical information.

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12 24 Window Shades

12 24 13 – Roller Window Shades

	12 24 13.10 Shades	Crew	Daily Output	Labor-Hours	Unit	2019 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
1800	Lightproof	1 Carp	685	.012	S.F.	5.90	.60		6.50	7.40
2000	Polyester, room darkening, with continuous cord, GEI									
2010	36" x 72"	1 Carp	38	.211	Ea.	120	10.85		130.85	147
2020	48" x 72"		28	.286		149	14.75		163.75	187
2030	60" x 72"		23	.348		184	17.95		201.95	229
2040	72" x 72"		19	.421		206	22		228	260
6011	Solar screening, fiberglass G		85	.094	S.F.	7.85	4.86		12.71	16

12 32 Manufactured Wood Casework

12 32 23 – Hardwood Casework

12 32 23.10 Manufactured Wood Casework, Stock Units

0010	**MANUFACTURED WOOD CASEWORK, STOCK UNITS**									
0300	Built-in drawer units, pine, 18" deep, 32" high, unfinished									
0400	Minimum	2 Carp	53	.302	L.F.	138	15.60		153.60	176
0500	Maximum	"	40	.400	"	164	20.50		184.50	212
0700	Kitchen base cabinets, hardwood, not incl. counter tops,									
0710	24" deep, 35" high, prefinished									
0800	One top drawer, one door below, 12" wide	2 Carp	24.80	.645	Ea.	315	33.50		348.50	400
0840	18" wide		23.30	.687		350	35.50		385.50	440
0880	24" wide		22.30	.717		435	37		472	535
1000	Four drawers, 12" wide		24.80	.645		325	33.50		358.50	405
1040	18" wide		23.30	.687		360	35.50		395.50	450
1060	24" wide		22.30	.717		405	37		442	500
1200	Two top drawers, two doors below, 27" wide		22	.727		445	37.50		482.50	545
1260	36" wide		20.30	.788		550	40.50		590.50	660
1300	48" wide		18.90	.847		620	43.50		663.50	745
1500	Range or sink base, two doors below, 30" wide		21.40	.748		420	38.50		458.50	525
1540	36" wide		20.30	.788		475	40.50		515.50	580
1580	48" wide		18.90	.847		525	43.50		568.50	640
1800	For sink front units, deduct					182			182	201
2000	Corner base cabinets, 36" wide, standard	2 Carp	18	.889		745	46		791	890
2100	Lazy Susan with revolving door	"	16.50	.970		1,000	50		1,050	1,175
4000	Kitchen wall cabinets, hardwood, 12" deep with two doors									
4050	12" high, 30" wide	2 Carp	24.80	.645	Ea.	284	33.50		317.50	360
4400	15" high, 30" wide		24	.667		281	34.50		315.50	360
4440	36" wide		22.70	.705		345	36.50		381.50	435
4700	24" high, 30" wide		23.30	.687		375	35.50		410.50	470
4720	36" wide		22.70	.705		410	36.50		446.50	505
5000	30" high, one door, 12" wide		22	.727		271	37.50		308.50	355
5040	18" wide		20.90	.766		310	39.50		349.50	405
5060	24" wide		20.30	.788		365	40.50		405.50	460
5300	Two doors, 27" wide		19.80	.808		405	41.50		446.50	510
5340	36" wide		18.80	.851		480	44		524	590
5380	48" wide		18.40	.870		590	45		635	720
6000	Corner wall, 30" high, 24" wide		18	.889		420	46		466	530
6050	30" wide		17.20	.930		430	48		478	550
6100	36" wide		16.50	.970		495	50		545	620
6500	Revolving Lazy Susan		15.20	1.053		132	54.50		186.50	228
7000	Broom cabinet, 84" high, 24" deep, 18" wide		10	1.600		775	82.50		857.50	980
7500	Oven cabinets, 84" high, 24" deep, 27" wide		8	2		1,175	103		1,278	1,450

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	12 32 23.10 Manufactured Wood Casework, Stock Units	Crew	Daily Output	Labor-Hours	Unit	2019 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
7750	Valance board trim	2 Carp	396	.040	L.F.	18.80	2.09		20.89	23.50
7780	Toe kick trim	1 Carp	256	.031	"	3.55	1.61		5.16	6.35
7790	Base cabinet corner filler		16	.500	Ea.	48.50	26		74.50	92.50
7800	Cabinet filler, 3" x 24"		20	.400		19.75	20.50		40.25	53
7810	3" x 30"		20	.400		24.50	20.50		45	58.50
7820	3" x 42"		18	.444		34.50	23		57.50	72.50
7830	3" x 80"		16	.500		66	26		92	112
7850	Cabinet panel		50	.160	S.F.	10.80	8.25		19.05	24.50
9000	For deluxe models of all cabinets, add					40%				
9500	For custom built in place, add					25%	10%			
9558	Rule of thumb, kitchen cabinets not including									
9560	appliances & counter top, minimum	2 Carp	30	.533	L.F.	211	27.50		238.50	274
9600	Maximum	"	25	.640	"	445	33		478	540
9610	For metal cabinets, see Section 12 35 70.13									

	12 32 23.30 Manufactured Wood Casework Vanities									
0010	**MANUFACTURED WOOD CASEWORK VANITIES**									
8000	Vanity bases, 2 doors, 30" high, 21" deep, 24" wide	2 Carp	20	.800	Ea.	370	41.50		411.50	475
8050	30" wide		16	1		445	51.50		496.50	565
8100	36" wide		13.33	1.200		400	62		462	535
8150	48" wide		11.43	1.400		595	72.50		667.50	765
9000	For deluxe models of all vanities, add to above					40%				
9500	For custom built in place, add to above					25%	10%			

	12 32 23.35 Manufactured Wood Casework Hardware									
0010	**MANUFACTURED WOOD CASEWORK HARDWARE**									
1000	Catches, minimum	1 Carp	235	.034	Ea.	1.49	1.76		3.25	4.30
1040	Maximum	"	80	.100	"	9	5.15		14.15	17.70
2000	Door/drawer pulls, handles									
2200	Handles and pulls, projecting, metal, minimum	1 Carp	48	.167	Ea.	5.30	8.60		13.90	18.90
2240	Maximum		36	.222		10.95	11.50		22.45	29.50
2300	Wood, minimum		48	.167		5.45	8.60		14.05	19.05
2340	Maximum		36	.222		10.10	11.50		21.60	28.50
2400	Drawer pulls, antimicrobial copper alloy finish		50	.160		20	8.25		28.25	34.50
2600	Flush, metal, minimum		48	.167		5.45	8.60		14.05	19.05
2640	Maximum		36	.222		10.20	11.50		21.70	28.50
2900	Drawer knobs, antimicrobial copper alloy finish		50	.160		13.30	8.25		21.55	27
3000	Drawer tracks/glides, minimum		48	.167	Pr.	9.20	8.60		17.80	23
3040	Maximum		24	.333		27	17.20		44.20	55.50
4000	Cabinet hinges, minimum		160	.050		3.16	2.58		5.74	7.40
4040	Maximum		68	.118		13.85	6.10		19.95	24.50
7000	Appliance pulls, antimicrobial copper alloy finish		50	.160	L.F.	72	8.25		80.25	91.50

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12 35 Specialty Casework

12 35 70 – Healthcare Casework

	12 35 70.13 Hospital Casework	Crew	Daily Output	Labor-Hours	Unit	2019 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
2000	For drop-in stainless 43" x 21" sink, add				Ea.	1,450			1,450	1,600
2050	Laminate with antimicrobial finish #4	2 Carp	40	.400	L.F.	35.50	20.50		56	70.50
2500	Wall cabinets, laminated plastic		15	1.067		298	55		353	415
2600	Enameled steel		15	1.067		365	55		420	485
2700	Stainless steel		15	1.067		730	55		785	885
3000	Hospital cabinets, stainless steel with glass door(s), lockable									
3010	One door, 24" W x 18" D x 60" H	2 Clab	18	.889	Ea.	3,075	36.50		3,111.50	3,425
3020	Two doors, 36" W x 18" D x 60" H		15	1.067		4,550	44		4,594	5,075
3030	36" W x 24" D x 67" H		15	1.067		6,225	44		6,269	6,925
3040	48" W x 24" D x 66" H		12	1.333		5,025	54.50		5,079.50	5,600
3050	48" W x 24" D x 72" H		12	1.333		6,300	54.50		6,354.50	7,000
3060	60" W x 24" D x 72" H		9	1.778		6,800	73		6,873	7,575
	12 35 70.16 Nurse Station Casework									
0010	**NURSE STATION CASEWORK**									
2100	Door type, laminated plastic	2 Carp	10	1.600	L.F.	460	82.50		542.50	630
2200	Enameled steel		10	1.600		440	82.50		522.50	610
2300	Stainless steel		10	1.600		880	82.50		962.50	1,100
2400	For drawer type, add					375			375	410

12 35 80 – Commercial Kitchen Casework

	12 35 80.13 Metal Kitchen Casework									
0010	**METAL KITCHEN CASEWORK**									
3500	Base cabinets, metal, minimum	2 Carp	30	.533	L.F.	107	27.50		134.50	160
3600	Maximum		25	.640		273	33		306	350
3700	Wall cabinets, metal, minimum		30	.533		107	27.50		134.50	160
3800	Maximum		25	.640		246	33		279	320

12 36 Countertops

12 36 16 – Metal Countertops

	12 36 16.10 Stainless Steel Countertops									
0010	**STAINLESS STEEL COUNTERTOPS**									
3200	Stainless steel, custom	1 Carp	24	.333	S.F.	183	17.20		200.20	227
3210	Stainless steel	"	12	.667	L.F.	365	34.50		399.50	450

12 36 19 – Wood Countertops

	12 36 19.10 Maple Countertops									
0010	**MAPLE COUNTERTOPS**									
2900	Solid, laminated, 1-1/2" thick, no splash	1 Carp	28	.286	L.F.	91.50	14.75		106.25	124
3000	With square splash		28	.286	"	109	14.75		123.75	143
3400	Recessed cutting block with trim, 16" x 20" x 1"		8	1	Ea.	111	51.50		162.50	200

12 36 23 – Plastic Countertops

	12 36 23.13 Plastic-Laminate-Clad Countertops									
0010	**PLASTIC-LAMINATE-CLAD COUNTERTOPS**									
0020	Stock, 24" wide w/backsplash, minimum	1 Carp	30	.267	L.F.	17.50	13.75		31.25	40.50
0100	Maximum		25	.320		41	16.55		57.55	70
0300	Custom plastic, 7/8" thick, aluminum molding, no splash		30	.267		36	13.75		49.75	60.50
0400	Cove splash		30	.267		46	13.75		59.75	71.50
0600	1-1/4" thick, no splash		28	.286		39	14.75		53.75	65
0700	Square splash		28	.286		44	14.75		58.75	71
0900	Square edge, plastic face, 7/8" thick, no splash		30	.267		34.50	13.75		48.25	59
1000	With splash		30	.267		42	13.75		55.75	67

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12 36 Countertops

12 36 23 – Plastic Countertops

	12 36 23.13 Plastic-Laminate-Clad Countertops	Crew	Daily Output	Labor-Hours	Unit	2019 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
1200	For stainless channel edge, 7/8" thick, add				L.F.	3.84			3.84	4.22
1300	1-1/4" thick, add					4.51			4.51	4.96
1500	For solid color suede finish, add					5.90			5.90	6.50
1700	For end splash, add				Ea.	22			22	24
1900	For cut outs, standard, add, minimum	1 Carp	32	.250		17.70	12.90		30.60	39
2000	Maximum		8	1		7.30	51.50		58.80	86
2100	Postformed, including backsplash and front edge		30	.267	L.F.	12.60	13.75		26.35	35
2110	Mitred, add		12	.667	Ea.		34.50		34.50	52
2200	Built-in place, 25" wide, plastic laminate		25	.320	L.F.	61.50	16.55		78.05	93

12 36 33 – Tile Countertops

12 36 33.10 Ceramic Tile Countertops

0010	**CERAMIC TILE COUNTERTOPS**									
2300	Ceramic tile mosaic	1 Carp	25	.320	L.F.	41.50	16.55		58.05	71

12 36 40 – Stone Countertops

12 36 40.10 Natural Stone Countertops

0010	**NATURAL STONE COUNTERTOPS**									
2500	Marble, stock, with splash, 1/2" thick, minimum	1 Bric	17	.471	L.F.	51.50	24		75.50	93.50
2700	3/4" thick, maximum		13	.615		130	31.50		161.50	191
2800	Granite, average, 1-1/4" thick, 24" wide, no splash		13.01	.615		174	31.50		205.50	240

12 36 53 – Laboratory Countertops

12 36 53.10 Laboratory Countertops and Sinks

0010	**LABORATORY COUNTERTOPS AND SINKS**									
0020	Countertops, epoxy resin, not incl. base cabinets, acid-proof, minimum	2 Carp	82	.195	S.F.	49	10.10		59.10	69.50
0030	Maximum		70	.229		47.50	11.80		59.30	70
0040	Stainless steel		82	.195		200	10.10		210.10	234

12 36 61 – Simulated Stone Countertops

12 36 61.16 Solid Surface Countertops

0010	**SOLID SURFACE COUNTERTOPS**, Acrylic polymer									
0020	Pricing for orders of 100 L.F. or greater									
0100	25" wide, solid colors	2 Carp	28	.571	L.F.	53.50	29.50		83	104
0200	Patterned colors		28	.571		68	29.50		97.50	120
0300	Premium patterned colors		28	.571		90.50	29.50		120	144
0400	With silicone attached 4" backsplash, solid colors		27	.593		62.50	30.50		93	116
0500	Patterned colors		27	.593		79.50	30.50		110	134
0600	Premium patterned colors		27	.593		99	30.50		129.50	156
0700	With hard seam attached 4" backsplash, solid colors		23	.696		62.50	36		98.50	124
0800	Patterned colors		23	.696		79.50	36		115.50	142
0900	Premium patterned colors		23	.696		99	36		135	164
1000	Pricing for order of 51-99 L.F.									
1100	25" wide, solid colors	2 Carp	24	.667	L.F.	61.50	34.50		96	120
1200	Patterned colors		24	.667		78.50	34.50		113	138
1300	Premium patterned colors		24	.667		104	34.50		138.50	167
1400	With silicone attached 4" backsplash, solid colors		23	.696		72	36		108	134
1500	Patterned colors		23	.696		91.50	36		127.50	156
1600	Premium patterned colors		23	.696		114	36		150	180
1700	With hard seam attached 4" backsplash, solid colors		20	.800		72	41.50		113.50	142
1800	Patterned colors		20	.800		91.50	41.50		133	164
1900	Premium patterned colors		20	.800		114	41.50		155.50	188
2000	Pricing for order of 1-50 L.F.									
2100	25" wide, solid colors	2 Carp	20	.800	L.F.	72	41.50		113.50	142

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12 36 61 – Simulated Stone Countertops

	12 36 61.16 Solid Surface Countertops	Crew	Daily Output	Labor-Hours	Unit	2019 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
2200	Patterned colors	2 Carp	20	.800	L.F.	92	41.50		133.50	164
2300	Premium patterned colors		20	.800		122	41.50		163.50	198
2400	With silicone attached 4" backsplash, solid colors		19	.842		84.50	43.50		128	159
2500	Patterned colors		19	.842		107	43.50		150.50	184
2600	Premium patterned colors		19	.842		134	43.50		177.50	213
2700	With hard seam attached 4" backsplash, solid colors		15	1.067		84.50	55		139.50	177
2800	Patterned colors		15	1.067		107	55		162	202
2900	Premium patterned colors	▼	15	1.067	▼	134	55		189	231
3000	Sinks, pricing for order of 100 or greater units									
3100	Single bowl, hard seamed, solid colors, 13" x 17"	1 Carp	3	2.667	Ea.	385	138		523	635
3200	10" x 15"		7	1.143		178	59		237	286
3300	Cutouts for sinks	▼	8	1	▼		51.50		51.50	78
3400	Sinks, pricing for order of 51-99 units									
3500	Single bowl, hard seamed, solid colors, 13" x 17"	1 Carp	2.55	3.137	Ea.	445	162		607	735
3600	10" x 15"		6	1.333		205	69		274	330
3700	Cutouts for sinks	▼	7	1.143	▼		59		59	89.50
3800	Sinks, pricing for order of 1-50 units									
3900	Single bowl, hard seamed, solid colors, 13" x 17"	1 Carp	2	4	Ea.	520	207		727	890
4000	10" x 15"		4.55	1.758		241	91		332	400
4100	Cutouts for sinks		5.25	1.524			78.50		78.50	119
4200	Cooktop cutouts, pricing for 100 or greater units		4	2		26	103		129	185
4300	51-99 units		3.40	2.353		30	122		152	217
4400	1-50 units	▼	3	2.667	▼	35.50	138		173.50	247
	12 36 61.17 Solid Surface Vanity Tops									
0010	**SOLID SURFACE VANITY TOPS**									
0015	Solid surface, center bowl, 17" x 19"	1 Carp	12	.667	Ea.	173	34.50		207.50	242
0020	19" x 25"		12	.667		191	34.50		225.50	262
0030	19" x 31"		12	.667		224	34.50		258.50	298
0040	19" x 37"		12	.667		261	34.50		295.50	340
0050	22" x 25"		10	.800		335	41.50		376.50	435
0060	22" x 31"		10	.800		390	41.50		431.50	495
0070	22" x 37"		10	.800		455	41.50		496.50	565
0080	22" x 43"		10	.800		525	41.50		566.50	640
0090	22" x 49"		10	.800		570	41.50		611.50	690
0110	22" x 55"		8	1		420	51.50		471.50	540
0120	22" x 61"		8	1		475	51.50		526.50	605
0220	Double bowl, 22" x 61"		8	1		535	51.50		586.50	670
0230	Double bowl, 22" x 73"	▼	8	1	▼	1,025	51.50		1,076.50	1,200
0240	For aggregate colors, add					35%				
0250	For faucets and fittings, see Section 22 41 39.10									
	12 36 61.19 Quartz Agglomerate Countertops									
0010	**QUARTZ AGGLOMERATE COUNTERTOPS**									
0100	25" wide, 4" backsplash, color group A, minimum	2 Carp	15	1.067	L.F.	68.50	55		123.50	159
0110	Maximum		15	1.067		95.50	55		150.50	189
0120	Color group B, minimum		15	1.067		73.50	55		128.50	165
0130	Maximum		15	1.067		99.50	55		154.50	193
0140	Color group C, minimum		15	1.067		82	55		137	174
0150	Maximum		15	1.067		118	55		173	213
0160	Color group D, minimum		15	1.067		89	55		144	182
0170	Maximum	▼	15	1.067	▼	122	55		177	218

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